

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33448 ✓

153/154/155

Property Information

property address: 2807 S TEXAS AVE  
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 16, LOT 1, ACRES 4.25  
owner name/address: FIRST NATIONAL BANK-BRYAN  
PO BOX 833  
BRYAN, TX 77805-0833  
full business name: First National Bank of Bryan  
land use category: Comm - Office type of business: Bank  
current zoning: C2 occupancy status: occupied  
lot area (square feet): 185130 frontage along Texas Avenue (feet): 395  
lot depth (feet): 520 sq. footage of building: 22530  
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards

Improvements

# of buildings: 1 building height (feet): 30 # of stories: 2  
type of buildings (specify): \_\_\_\_\_

building/site condition: 5

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: 1976 accessible to the public: ☒ yes ☐ no  
possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☒ yes ☐ no  
other improvements: ☒ yes ☐ no (specify) Drive thru teller area in back  
(pipe fences, decks, carports, swimming pools, etc.)  
Storage shed, park benches

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use  
# of signs: \_\_\_\_\_ type/material of sign: \_\_\_\_\_  
overall condition (specify): \_\_\_\_\_  
removal of any dilapidated signs suggested? ☐ yes ☐ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 134  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: 10x19 sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: \_\_\_\_\_  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no NA meet opposite separation requirements: ☐ yes ☐ no NA

### Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no  
comments: Very nice lawn, flower beds

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)  
dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?  
☒ yes ☐ no (circle one) residential use residential zoning district  
is the property developable when required buffers are observed? ☒ yes ☐ no  
if not developable to current standards, what could help make this a developable property?  
\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

### Other Comments:

#1 Texas Historical Marker  
→ separate pkg. connects to building by sidewalk  
→ park space b/w pkg lot & bldg - park benches  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
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